

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE DEPUTY
C/1 Georgian Way, which is 167' *
SWly Lyons Gate, which is 164.5' * ZONING COMMISSIONER
NWly Lyons Mill, which is 525'W *
Coyle Road * OF BALTIMORE COUNTY
(Lots #32, #33, #44, & #45- *
Lyons Gate) *
2nd Election District-3rd * CASE No. 93-59-A
Councilmanic *
Lyons Mill Partnership *
Petitioner *

Findings of Fact and Conclusions of Law

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance requesting relief from Section 1B01.2.C.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) and from Section V.B.6.c of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a distance between the centers of facing windows of different dwelling units on the same subdivision tract (lots 32 and 33, 44 and 45) to be 35 feet and 31 feet respectively, in lieu of the required 40 feet; from Section V.B.6.b of the C.M.D.P. to permit a distance of 12 feet between a dwelling unit window and the property line in lieu of the required 15 feet for lots 44 and 45; and from Section 1B01.2.C.1 of the B.C.Z.R. to permit a distance of 31 feet for lots 44 and 45 and a distance of 35 feet for lots 32 and 33 between buildings not mutually attached in lieu of the required 40 feet for buildings greater than 35 feet but less than 40 feet in height, in accordance with Petitioner's Exhibit 1.

The Petitioner, Lyons Mill Partnership, was represented by Julius W. Lichter, Esquire and Kathryn T. May, Esquire. Also appearing on behalf of the Petitioner was Thomas J. Hoff, a landscape architect. There were no Protestants.

The proffered testimony presented by Kathryn May, Esquire, indicated that the Lyons Gate subdivision, formerly known as Lyons Mill-Section II, received CRG approval in 1988 and that the CRG approval has been extended to 1994. The site area comprises approximately 47 acres for which 234 townhouses and 70 condominium units are proposed and approved by the CRG.

Ms. May stated that the requested variances arose as the subdivision plan was being finalized and design details completed. Further, the requested variances impact only 4 of the approved 234 townhouse lots. Testimony indicated that without the requested variances, the Petitioner would suffer undue hardship and practical difficulty.

Testimony indicated that site constraints and the architectural features of the proposed townhouses necessitates the requested variances. As shown on Petitioners Exhibit 2 and according to the testimony the end units on each group of townhouses within the entire subdivision are turned such that the front of each end unit faces the side yard and thereby eliminates a blank wall and creates a more aesthetically pleasing appearance. Testimony indicated that without the requested variances, the uniformity of this architectural feature throughout the subdivision would be destroyed.

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An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. Molan v. Soley, 270 Md. 208 (1983). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1984).

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardships will result if the variance are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In

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addition, the variances requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of October, 1992 that the Petition for Zoning Variance requesting relief from Section 1B01.2.C.2.b of the B.C.Z.R. and from Section V.B.6.c of the C.M.D.P. to permit a distance between the centers of facing windows of different dwelling units on the same subdivision tract (lots 32 and 33, 44 and 45) to be 35 feet and 31 feet respectively, in lieu of the required 40 feet; from Section V.B.6.b of the C.M.D.P. to permit a distance of 12 feet between a dwelling unit window and the property line in lieu of the required 15 feet for lots 44 and 45; and from Section 1B01.2.C.1 of the B.C.Z.R. to permit a distance of 31 feet for lots 44 and 45 and a distance of 35 feet for lots 32 and 33 between buildings not mutually attached in lieu of the required 40 feet for buildings greater than 35 feet but less than 40 feet in height, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1. The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day

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appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



October 22, 1992

(410) 887-4386

Julius W. Lichter, Esquire
Kathryn A. Turner May, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
From c/1 of Georgian Way, 167' SW of Lyons Gate,
164.5' NW of Lyons Mill, 525' W of Coyle Road
(Lots 32, 33, 44 and 45 of Lyons Gate)
2nd Election District - 3rd Councilmanic District
Lyons Mill Partnership - Petitioners
Case No. 93-59-A

Dear Mr. Lichter & Ms. May:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 93-59-A
(formerly Lyons Mill, Section2)
which is presently zoned DR- 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BCZR Sec. 1B01.2.C.2.b & CMDF Sec. V.B.6.c to permit a distance between the centers of facing windows of different dwelling units on the same subdivision tract (lots 32 and 33, 44 and 45) to be 35 feet and 31 feet respectively, in lieu of the required 40 feet. (Continued on attached sheet).
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
due to the irregular shape of the lot, site constraints, and additional reasons which will be presented at the public hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchased/Lessor

(Type or Print Name)

Signature

Address

City

State

Zip

Phone No.

Address

City

State

Zip

Phone No.

Address

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Zip

Phone No.

With the necessary documents and fees, under the permission of property, that they are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Lyons Mill Partnership

(Type or Print Name)

Signature

Howard S. Brown, Partner

(Type or Print Name)

Address

9183 Reisterstown Road (363-3434)

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Phone No.

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8-27-92

93-59-A

August 27, 1992

Description of a Portion of LYONS GATE, PLAT 5 (Formerly Lyons Mill, Section) containing Lots 32, 33, 44 and 45, to Accompany Petition for Zoning Variance

BEGINNING FOR THE SAME at a point on the centerline of Georgian Way as shown on the above described plat, said point being the two following courses and distances from the intersection of the centerlines of Lyons Mill Road and Lyons Gate Drive, the intersection of the centerlines of Lyons Mill Road and Lyons Gate Drive being 525 feet more or less west of the intersection of the centerlines of Lyons Mill Road and Coyle Road, viz:

Thence binding on the centerline of Lyons Gate Drive,
(1) North 03 degrees 10 minutes 09 seconds West 164.50 feet;

thence binding on the centerline of Georgian Way,
(2) South 86 degrees 49 minutes 53 seconds West 168.88 feet;

and having the coordinate values of N 35,278.78, W 53,298.42.

Thence leaving said point of beginning, the following courses and distances, viz:

(1) North 03 degrees 10 minutes 07 seconds West 22.00 feet;

to the southeast corner of Lot 44, thence binding on the east property line of Lot 44,
(2) North 03 degrees 10 minutes 07 seconds West 90.00 feet;

to the northeast corner of Lot 44, thence binding on the north property line of Lot 44 and 45,
(3) South 86 degrees 49 minutes 53 seconds West 85.24 feet;

to the northwest corner of Lot 45, thence binding on the west property line of Lot 45,
(4) South 03 degrees 10 minutes 07 seconds East 90.00 feet;

to the southwest corner of Lot 45, thence
(5) South 04 degrees 39 minutes 06 seconds West 44.41 feet;

1717 York Road • Suite 18 • Lutherville, MD 21093 • 410-428-9225 • Fax 410-428-9229

Description to Accompany Petition
Portion of LYONS GATE
August 27, 1992
Page Two

93-59-A

to the northwest corner of Lot 32, thence binding on the west property line of Lot 32,
(6) South 03 degrees 10 minutes 07 seconds East 92.00 feet;

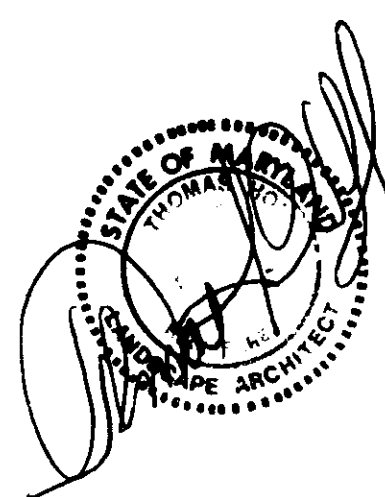
to the southwest corner of Lot 32, thence binding on the south property line of Lot 32 and 33,
(7) North 86 degrees 49 minutes 53 seconds East 89.50 feet;

to the southeast corner of Lot 33, thence binding on the east property line of Lot 33,
(8) North 03 degrees 10 minutes 07 seconds West 92.00 feet;

to the northeast corner of Lot 33, thence
(9) North 01 degrees 28 minutes 39 seconds East 22.07 feet;

to the point of beginning containing 0.46 acres of land more or less.

Note:
This Description has been prepared for zoning purposes only.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: Variance
Date of Posting: 9/18/92
Petitioner: Lyons Mill Partnership
Location of property: Lots 32, 33, 44, 45 of Lyons Gate of Georgian Way
2nd Election District - 3rd Councilmanic
Location of Sign: 1717 York Road, Lyons Mill Rd, near Purpus
Remarks: Wooded area on road on building, has been a b.b. for
Posted by: M. J. J. J.
Date of return: 9/25/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/16, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/16, 1992.

THE JEFFERSONIAN,

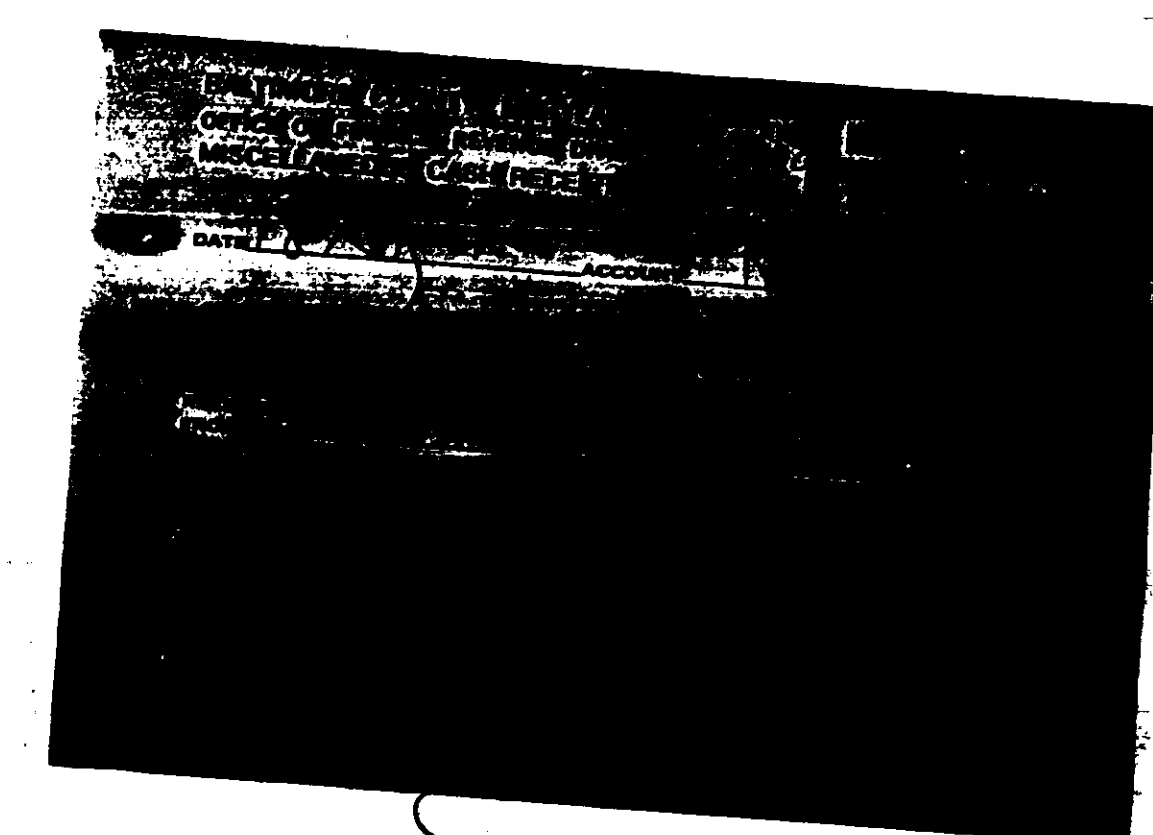
S. Zake Orlean
Publisher

Verifies to permit a distance between the centers of facing windows of different dwelling units on the same subdivision tract (lots 32 and 33, 44 and 45) to be 35 feet and 31 feet respectively, in lieu of the required 40 feet. In case of a distance of 12 feet between a dwelling unit window and the property line in case of lots 44 and 45, and to be 35 feet and 31 feet respectively, in lieu of the required 40 feet. In case of a distance of 35 feet for lots 32 and 33 between buildings not mutually attached in lieu of the required 40 feet (for buildings greater than 35 feet but less than 40 feet in height).

receipt

Date: 93-59-A
Account: R-001-4150
Number:
PAID PER HAND WRITTEN RECEIPT DATED 8/18/92
8/28/92 H9300049
PUBLIC HEARING FEES QTY PRICE
010 -ZONING VARIANCE (IRL) 4 X \$50.00
TOTAL: \$200.00
LAST NAME OF OWNER: LYONS MILL PARTN

Cashier Validation Please Make Checks Payable To: Baltimore County



receipt

93-59-A

Account: R-001-4150
Number:

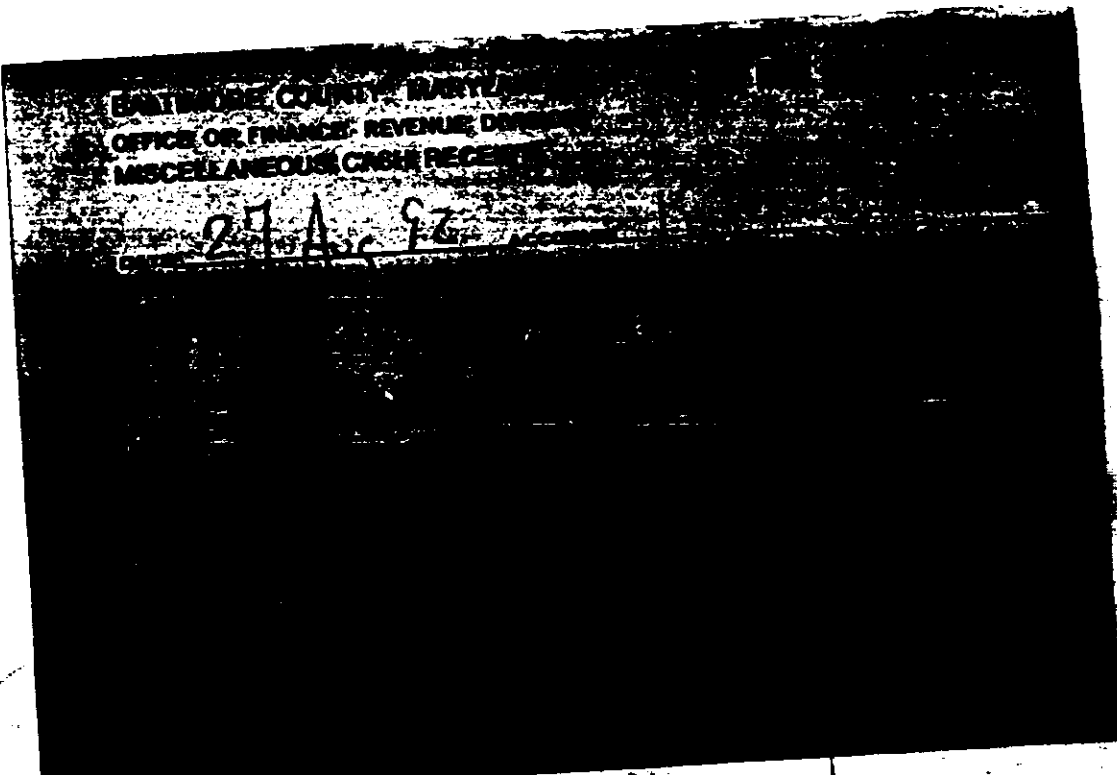
paid per hand written receipt dated 8/27/92
8/28/92 H9300049

REVISED PUBLIC HEARING FEES	QTY	PRICE
100 -REVISIONS (IRL)	1 X	\$50.00
TOTAL:		\$50.00

LAST NAME OF OWNER: LYONS MILL PARTN

Please Make Checks Payable To: Baltimore County

Cashier Validation



receipt

93-59-A

Account: R-001-4150
Number:

PUBLIC HEARING FEES	QTY	PRICE
100 -ZONING VARIANCE (IRL)	1 X	\$50.00
TOTAL:		\$50.00

LAST NAME OF OWNER: LYONS MILL PARTN

Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 9/14/92

Lyons Mill Partnership
9183 Belstarstown Road
Garrison, Maryland 21055

RE:
CASE NUMBER: 93-59-A
C/I Georgian Way, which is 167' Sully Lyons Gate, which is 164.5' Sully Lyons Mill, which is 525' W Coyle Road (Lots #32, #33, #44, and #45 - Lyons Gate)
2nd Election District - 3rd Councilmanic
Petitioner(s): Lyons Mill Partnership
HEARING: FRIDAY, OCTOBER 9, 1992 at 9:00 a.m. in Room 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 64.33 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Cal J. J.

ARSHAD JAMAL
DIRECTOR

cc: Julius W. Lichter, Esq.

Printed on Recycled Paper

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 9/14/92

Lyons Mill Partnership
9183 Belstarstown Road
Garrison, Maryland 21055

RE:
CASE NUMBER: 93-59-A
C/I Georgian Way, which is 167' Sully Lyons Gate, which is 164.5' Sully Lyons Mill, which is 525' W Coyle Road (Lots #32, #33, #44, and #45 - Lyons Gate)
2nd Election District - 3rd Councilmanic
Petitioner(s): Lyons Mill Partnership
HEARING: FRIDAY, OCTOBER 9, 1992 at 9:00 a.m. in Room 106, Office Building.

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE NUMBER: 93-59-A
C/I Georgian Way, which is 167' Sully Lyons Gate, which is 164.5' Sully Lyons Mill, which is 525' W Coyle Road (Lots #32, #33, #44, and #45 - Lyons Gate)
2nd Election District - 3rd Councilmanic
Petitioner(s): Lyons Mill Partnership
HEARING: FRIDAY, OCTOBER 9, 1992 at 9:00 a.m. in Room 106, Office Building.
Variance to permit a distance between the centers of facing windows of different dwelling units on the same subdivision tract (lots 32 and 33, 44 and 45) to be 35 feet and 31 feet respectively, in lieu of the required 40 feet; to permit a distance of 12 feet between a dwelling unit window and the property line in lieu of the required 15 feet for lots 44 and 45; and to permit a distance of 31 feet for lots 44 and 45, a distance of 35 feet for lots 32 and 33 between buildings not mutually attached in lieu of the required 40 feet (for buildings greater than 35 feet but less than 40 feet in height).

Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Lyons Mill Partnership
Julius W. Lichter, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
September 29, 1992 (410) 887-3353
Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No. 62, Case No. 93-59-A
Petitioner: Lyons Mill Partnership
Petition for Variance

Dear Mr. Lichter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

Your petition has been received and accepted for filing this
18th day of August, 1992

Arnold Jablon
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Lyons Mill Partnership, et ux
Petitioner's Attorney: Julius W. Lichter

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature *Thomas A. Kennedy* Date 9/8/92
Project Name Stonegate at Patapsco (Azeal Property)
File Number 90476 Waiver Number Zoning Issue Meeting Date
ZON DED TE (Waiting for developer to submit plans first) 6-1-92
COUNT 1
Maiden Choice Associates 54 8/31/92 Comment
DED DEPRM RP STP TE
Lyons Mill Partnership 62 NC
DED DEPRM RP STP TE
Steven Lewis and Mary Ann Kidwell 63 NC
DED DEPRM RP STP TE
Revisions, Inc. 64 Comment
DED DEPRM RP STP TE
Donald And Margaret Proescher 65 NC
DED DEPRM RP STP TE
Franciaco and Ada Figueroa 66 NC
DED DEPRM RP STP TE
Pamela H. and Randall W. Perkins 67 NC
DED DEPRM RP STP TE
Johnny M. Boyles 68 NC
DED DEPRM RP STP TE
Donald E. and Mary Bell Grempler 69 Comment
DED DEPRM RP STP TE
Gordon E. Sugar 70 NC
DED DEPRM RP STP TE
Michael and Patricia Perholtz 71 NC

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: September 10, 1992

SUBJECT: Lyons Gate

INFORMATION:
Item Number: Work #9 62

Petitioner: Lyons Mill Partnership

Property Size: 79.18 acres

Zoning: DR 5.5

Requested Action: Variance

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

This petitioner is requesting a variance to permit a distance between the centers of facing windows of different dwelling units on the same subdivision tract (lots 32 and 33, lots 44 and 45) to be 35 feet and 33 feet respectively, in lieu of the required 40 feet.

The Office of Planning and Zoning recommends DENIAL of the petitioner's request. The variance request is a result of a self-imposed condition which could be remedied by a redesign of the site or the loss of one unit.

Prepared by: *Thomas A. Kennedy*

Division Chief: *Pat Keller*

PK/EMC/DM:rdn

ITH.W19/ZAC1

DPW/Traffic Engineering /
Development Review Committee Response Form
Authorized signature _____ Date 09/08/92
Project Name Stonegate at Patapsco (Azeal Property)
File Number 90476 Waiver Number Zoning Issue Meeting Date
ZON DED TE (Waiting for developer to submit plans first) 6-1-92
COUNT 1
James Enterprises 48 W/C 8-24-92
DED DEPRM RP STP TE
Salvo Realty, Inc. 50 W/C
DED DEPRM RP STP TE
COUNT 2
Maiden Choice Associates 54 W/C 8/31/92
DED DEPRM RP STP TE
Lyons Mill Partnership 62 NC
DED DEPRM RP STP TE
Steven Lewis and Mary Ann Kidwell 63 W/C
DED DEPRM RP STP TE
Revisions, Inc. 64 W/C
DED DEPRM RP STP TE
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DED DEPRM RP STP TE
Franciaco and Ada Figueroa 66 NC
DED DEPRM RP STP TE
Pamela H. and Randall W. Perkins 67 NC
DED DEPRM RP STP TE
Johnny M. Boyles 68 NC
DED DEPRM RP STP TE

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature *Thomas A. Kennedy* Date 9/10/92
Project Name Stonegate at Patapsco (Azeal Property)
File Number 90476 Waiver Number Zoning Issue Meeting Date
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DED DEPRM RP STP TE
Gordon E. Sugar 70 NC
DED DEPRM RP STP TE
Michael and Patricia Perholtz 71 NC
DED DEPRM RP STP TE
Dr. Edward and Ann Mishner 72 NC
DED DEPRM RP STP TE
Cheryl Blevins 73 NC
DED DEPRM RP STP TE
Trvin R. and Judith B. Zeigenfuse 74 NC
DED DEPRM RP STP TE

700 East Joppa Road, Suite 901
Towson, MD 21204-5500
SEPTEMBER 9, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

REVISED PETITIONS AND DESCRIPTIONS AND PLANS WERE RECEIVED FOR ITEM
#62 (WORK #9) ON 8/27/92.

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *John P. Keller*
Planning Group
Special Inspection Division

JP/KEK

RECEIVED
SEP 10 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature *Thomas A. Kennedy* Date 9/8/92
Project Name Stonegate at Patapsco (Azeal Property)
File Number 90476 Waiver Number Zoning Issue Meeting Date
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Revisions, Inc. 64 W/C
DED DEPRM RP STP TE
Donald And Margaret Proescher 65 NC
DED DEPRM RP STP TE
Franciaco and Ada Figueroa 66 NC
DED DEPRM RP STP TE
Pamela H. and Randall W. Perkins 67 NC
DED DEPRM RP STP TE
Johnny M. Boyles 68 NC
DED DEPRM RP STP TE
Donald E. and Mary Bell Grempler 69 NC
DED DEPRM RP STP TE
Gordon E. Sugar 70 NC
DED DEPRM RP STP TE
Michael and Patricia Perholtz 71 NC
DED DEPRM RP STP TE
Dr. Edward and Ann Mishner 72 NC
DED DEPRM RP STP TE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: September 30, 1992

SUBJECT: Lyons Gate

INFORMATION:

Item Number: Work #9-Item 62

Petitioner: Lyons Mill Partnership

Property Size: 79.18 acres

Zoning: DR 5.5

Requested Action: Variance

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Amended Comments

Following a meeting between the area planner and the petitioner's designer and attorney, the Office of Planning and Zoning has amended its original comments.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request. The designer was able to demonstrate to the area planner how the project will be improved architecturally with the variances. Instead of a blank wall at the end of a group of townhouses, the last unit will be turned so that the front faces out which is aesthetically more pleasing.

Prepared by: Francis Murray

Division Chief: Chris McDaniel

PK/EMCD/PM:rdm



ITEM62.ZAC/ZAC1

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Kathryn T. May, Esq.

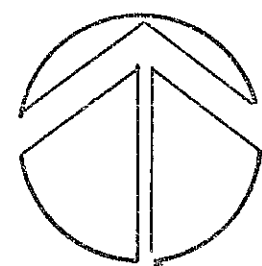
ADDRESS

305 W. Chesapeake

Thomas Hoff

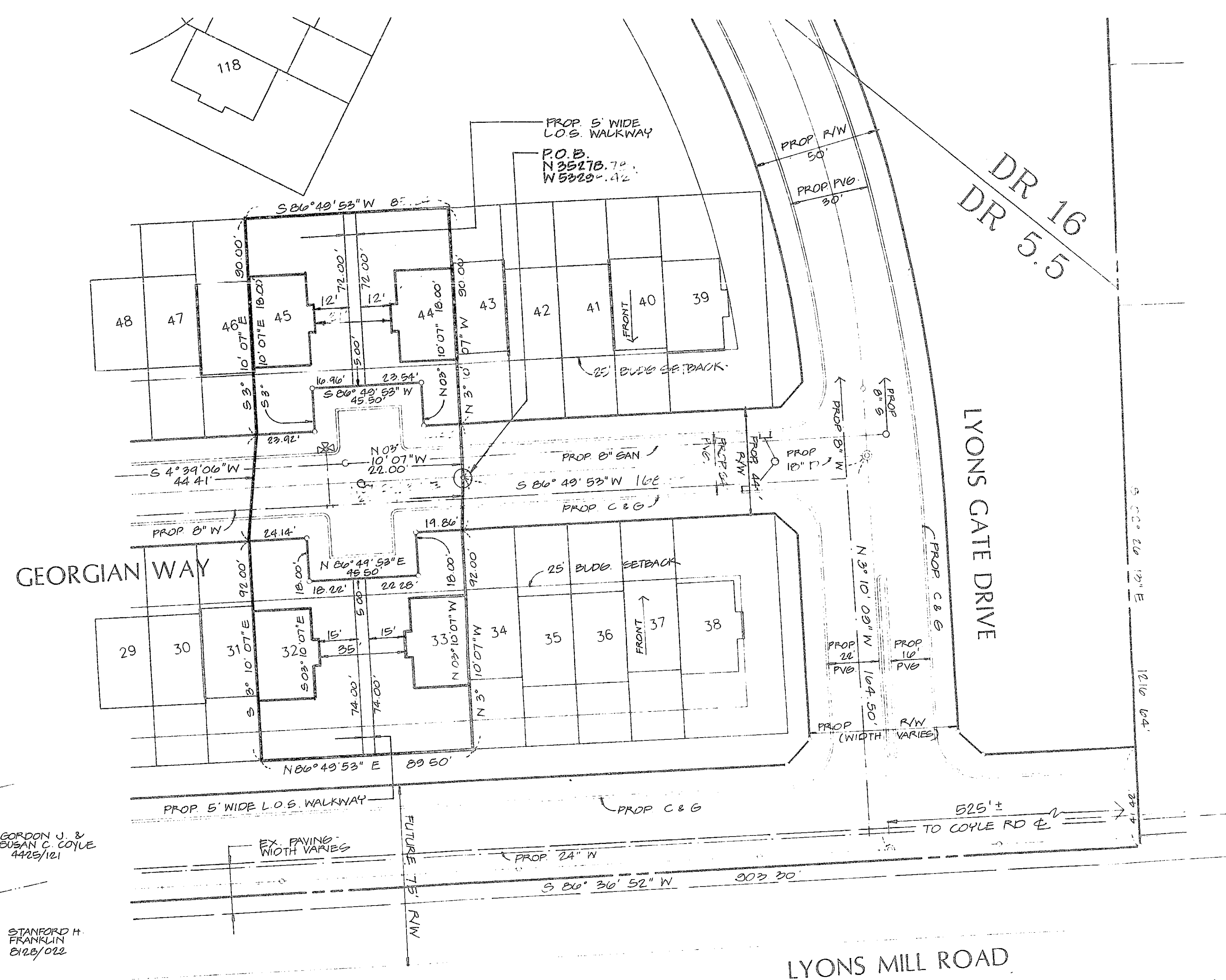
1717 York Road





BOARD OF EDUCATION
OF BALTIMORE COUNTY, MD
10/29/247

N 04° 15' 05" W
183.50'
N 76° 33' 51" E
806.42'
S 71° 02' 05" E
63.89'

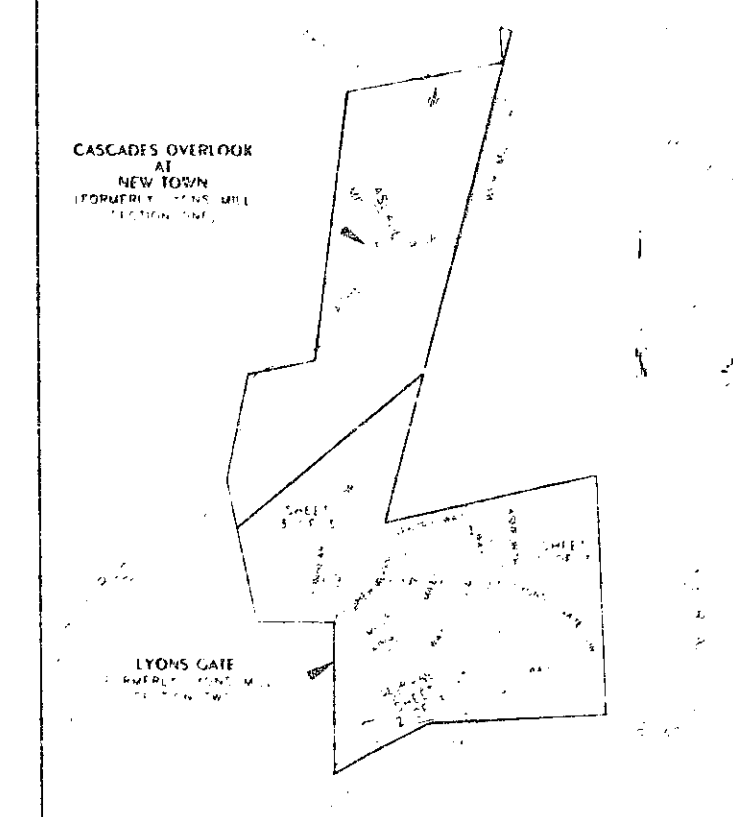


DETAILED SITE PLAN

SCALE: 1"=30'

OVERALL SITE PLAN

SCALE: 1"=200'



LOCATION PLAN

SCALE: 1"=1000'

SITE DATA

ACREAGE: 79.182 AC. (3449167.92 SF)

GENERAL NOTES

1. THERE ARE NO PRIOR ZONING HEARINGS ON THIS PROPERTY.
2. PROPOSED TOWNHOUSES ARE MORE THAN 20' HIGH BUT LESS THAN 40' HIGH.

93-59-A

#62
REVISED
8/27/92

PLAT TO ACCOMPANY
PETITION FOR VARIANCES

LYONS GATE - PLAT 5
(FORMERLY LYONS MILL, SECTION TWO)
Lots 32, 33, 44 & 45

ELECTION DISTRICT NO. 2
COUNCILMANIC DISTRICT NO. 3
BALTIMORE COUNTY, MD

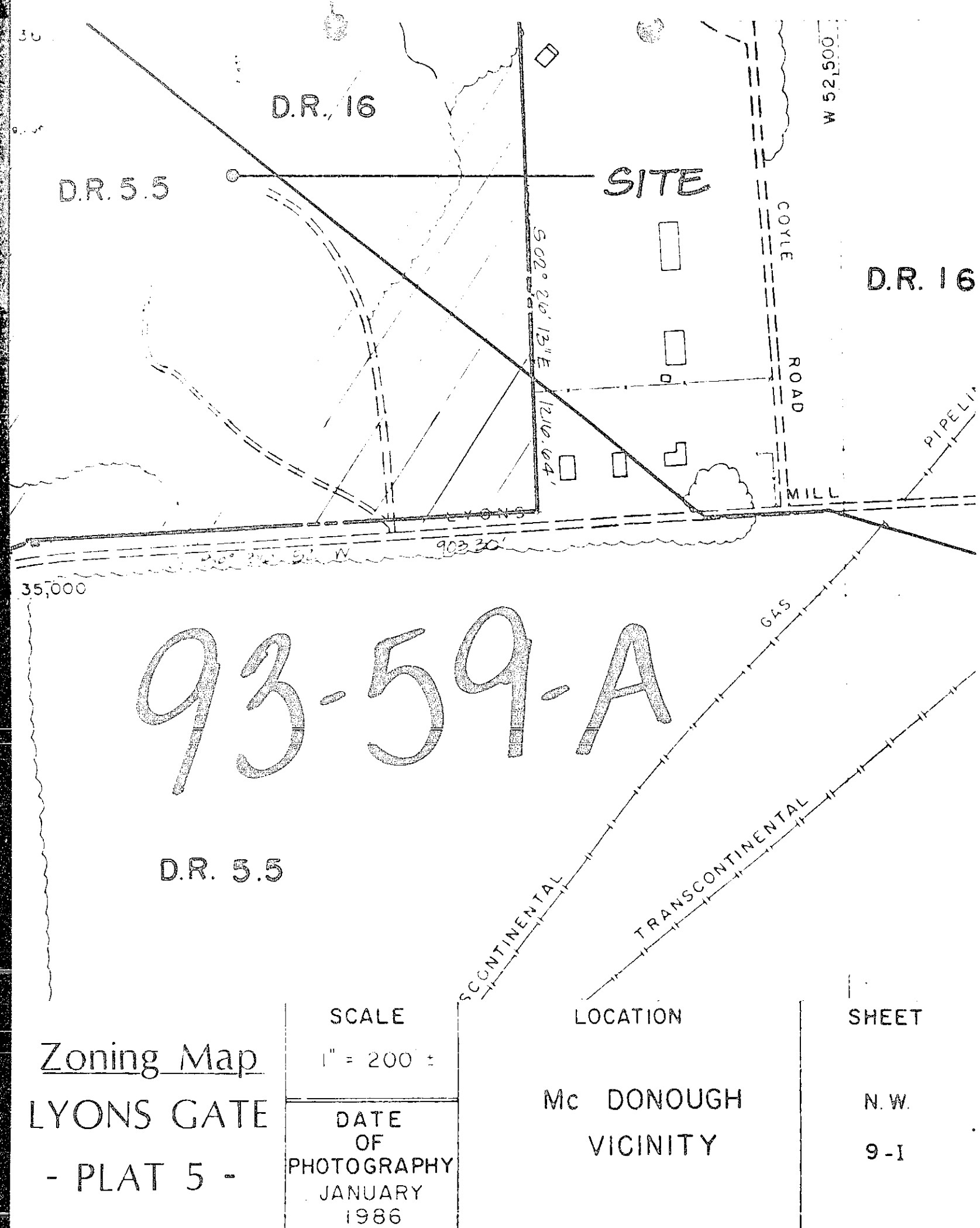
REVISIONS	DATE	JOB NO.	DESIGNED BY	DRAWN BY	CHECKED BY	DRAWING NUMBER
1	8/17/92	2701	JAH	JAH	JAH	ZON-1

HOFF & ANTONUCCI ASSOCIATES
Land Development Consultants and Landscape Architects
1717 York Rd., Suite 1B
Lutherville, Md. 21094
410-628-9225

1717 York Rd., Suite 1B
Lutherville, Md. 21094
410-628-9225

OWNER/DEVELOPER

LYONS MILL PARTNERSHIP
ATTN: HOWARD S. BROWN
9183 REISTERSTOWN RD
SHARPSBURG, MD 21055
(410) 240-8434
DEED REF: 8126/248
TAX ACCT NO: 02-03-67-781



93-59-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS INC
MARTINSBURG W.V. 25401

SCALE 1" = 200'

DATE OF PHOTOGRAPHY JANUARY 1986

LOCATION Mc DONOUGH VICINITY

SHEET N.W. 9-1